



RESIDENT & NEIGHBORHOOD MEETING

October 19, 2023



INTRODUCTION



WHAT IS CHOICE NEIGHBORHOODS?

Choice Neighborhoods is HUD's place-based program for transforming neighborhoods through:

Housing

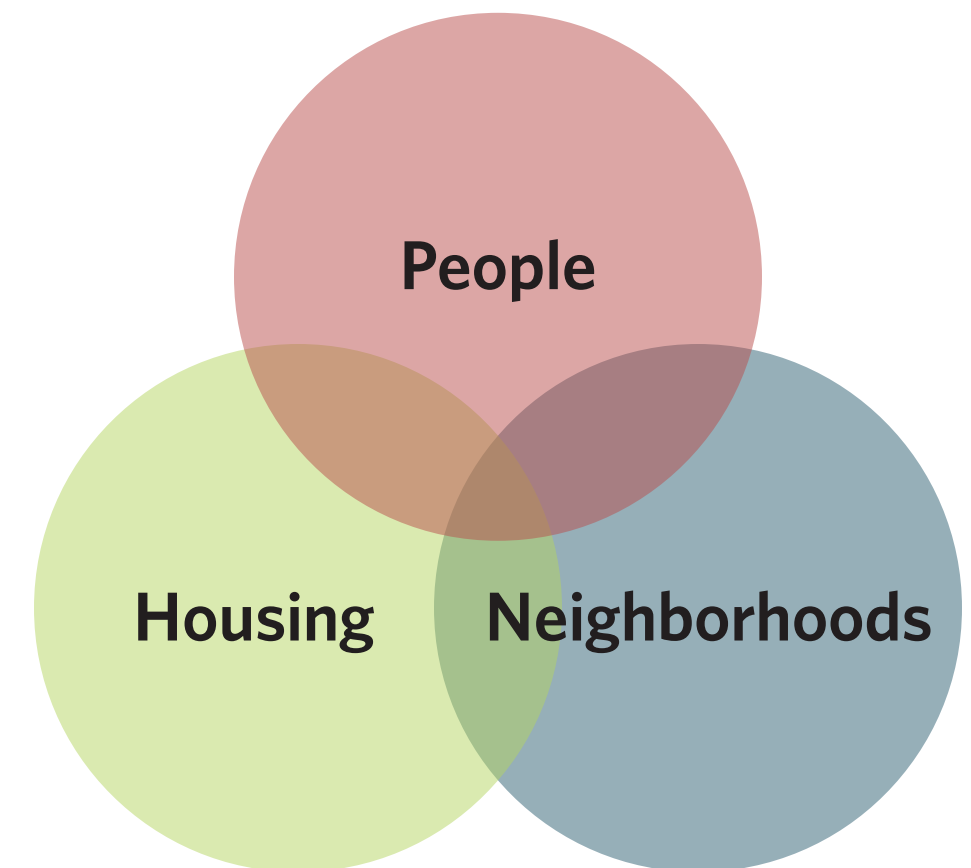
- Redevelop public housing into mixed-income housing
- 1:1 replacement and first-right-to-return for HHA residents

People

- Support positive outcomes in health, employment, education for Johnson Towers & Butler Terrace residents

Neighborhoods

- Increase access to trails, parks, transportation, services, economic development, and amenities



WHO IS USI?



USI | URBAN STRATEGIES, INC.

OUR MISSION...

All children and families will be **STABLE** and **THRIVING**.

- Over **40 years** of Experience Nationwide
- Supporting More Than **30,000 Families**
- Connected to Over **100,000 Units of Housing**
- Human Capital Planning in **25 Cities**
- HOPE VI Communities
- **19** Choice Neighborhood Implementation Grants = **\$480 Million** in Awarded Funds
- **2** Choice Planning Grants
- Over **\$460 Million** in Public and Private Resources Leveraged for Innovative Programs and Initiatives
- Cradle-to-College/Career Partnerships in **10 School Systems**
- Elderly Services in **4 Senior Living Communities**

USI is a national nonprofit that supports residents in communities undergoing comprehensive physical revitalization.





USI | URBAN STRATEGIES, INC.

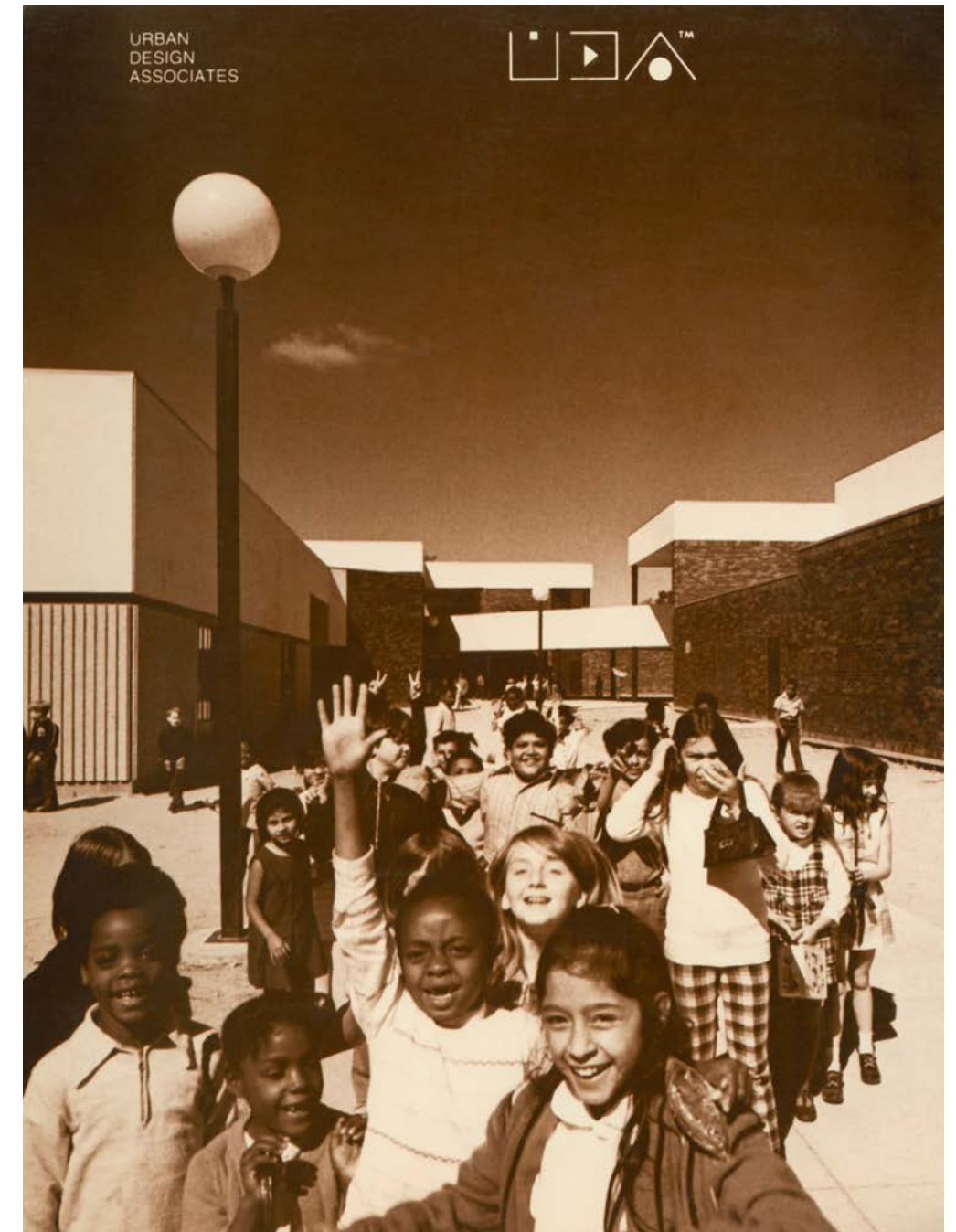
WHAT WILL USI'S ROLE BE?

- **Support Johnson Towers and Butler Terrace residents** through the full 8-year grant period in:
 - Education
 - Housing Stability
 - Health
 - Economic Mobility
 - Resident Engagement
- Serve as **Family Support Specialists** to work directly with the residents
- **Coordinate and leverage local nonprofits** and service providers to **connect residents to opportunities** that are available
- **Gather data** to understand where families and individuals are starting from and **track progress** for HUD



WHO IS URBAN DESIGN ASSOCIATES?

- Formed in 1964, around issues of racial justice and reinvesting in neighborhoods
- 59 years working in cities and neighborhoods
- Based in Pittsburgh
- UDA has worked on 11 successful CNI implementation grants
- One of the first firms in the world to involve residents in decisions about their neighborhoods and homes
- We listen first because YOU are the experts about your neighborhood
- We believe this effort will only be successful if we work together



WHAT WILL UDA'S ROLE BE?



Involve Residents in Refining the Neighborhood Plan

- Confirm the Critical Community Improvement projects
- Make sure residents are connected to the upcoming amenities
- Update plans & drawings



Involve Residents in Refining the Housing Plan

- Make sure the housing character reflects your vision
- Make sure the housing buildings and amenities can be financed
- Update plans & drawings



Create Final Drawings for the Application

- Reflect the shared vision & show HUD what an amazing neighborhood Mill Creek is
- Show the updated housing & neighborhood projects

TRANSFORMATION PLAN VISION

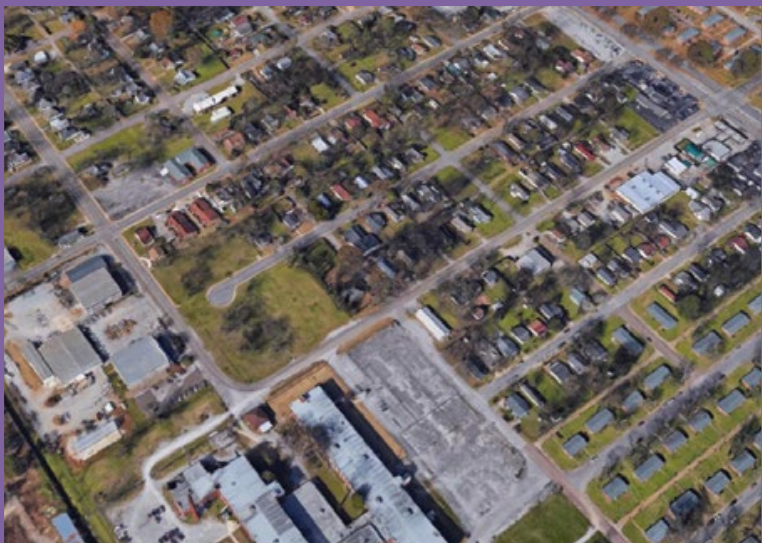


People Vision

Mill Creek offers residents a program of supportive services that helps people in need achieve their life goals.

Outcomes

- Academic proficiency improves
- Career opportunities are available for all current and future residents
- Everyone has economic self sufficiency
- Single parents are provided with the resources they need
- Health and Mental Health Improves



Neighborhood Vision

Mill Creek transforms into a community of choice offering an attractive, diverse, and stimulating urban lifestyle.

Outcomes

- Mill Creek is a mixed-income neighborhood
- Major neighborhood amenities are created
- Mill Creek has a pedestrian shopping district
- Academic proficiency improves
- “Walkability” and “bikability” improves
- Life satisfaction grows



Housing Vision

Mill Creek is a diverse neighborhood where people of all income levels mix seamlessly and there is high-quality, affordable housing for all.

Outcomes

- Mill Creek has housing for all income levels
- Butler Terrace and Butler Terrace Addition are redeveloped into vibrant, urban housing with high quality amenities
- Private development grows in Mill Creek
- Existing Homes are Rehabilitated
- Public and private housing is affordable and available to new and long-term residents

WHAT HAPPENED THIS WEEK?



**Ambassadors
Listening
Meeting**

**Monday, 10/16
4 PM**

**Butler Terrace
Resident
Council
Meeting**

**Monday, 10/16
5:30 PM**

**Johnson Tower
Resident
Council
Meeting**

**Tuesday, 10/17
10 AM**

**Partners
Meeting**

**Tuesday, 10/17
1:30 PM**

**Resident
Open House**

**Wed., 10/18
6 PM**

**Johnson
Tower
Meeting**

**Thurs., 10/19
4 PM**

**Resident,
Neighborhood,
& Public
Meeting**

**Thurs., 10/19
6 PM**

WHAT WE'VE HEARD FROM RESIDENTS

Family-oriented
neighborhood

More
frequent
public transit

Childcare and
early learning
opportunities

Barbecue
Areas

Better Access to
Affordable Fresh
Foods

Safer
environment for
children

Better
Lighting

Community
Gardens

Tot lots, splash
pad, trails, and
benches

Mentorship
programs for teens
and young people

One-story
units

Porches and
Patios

Out-of-School
programs for
children

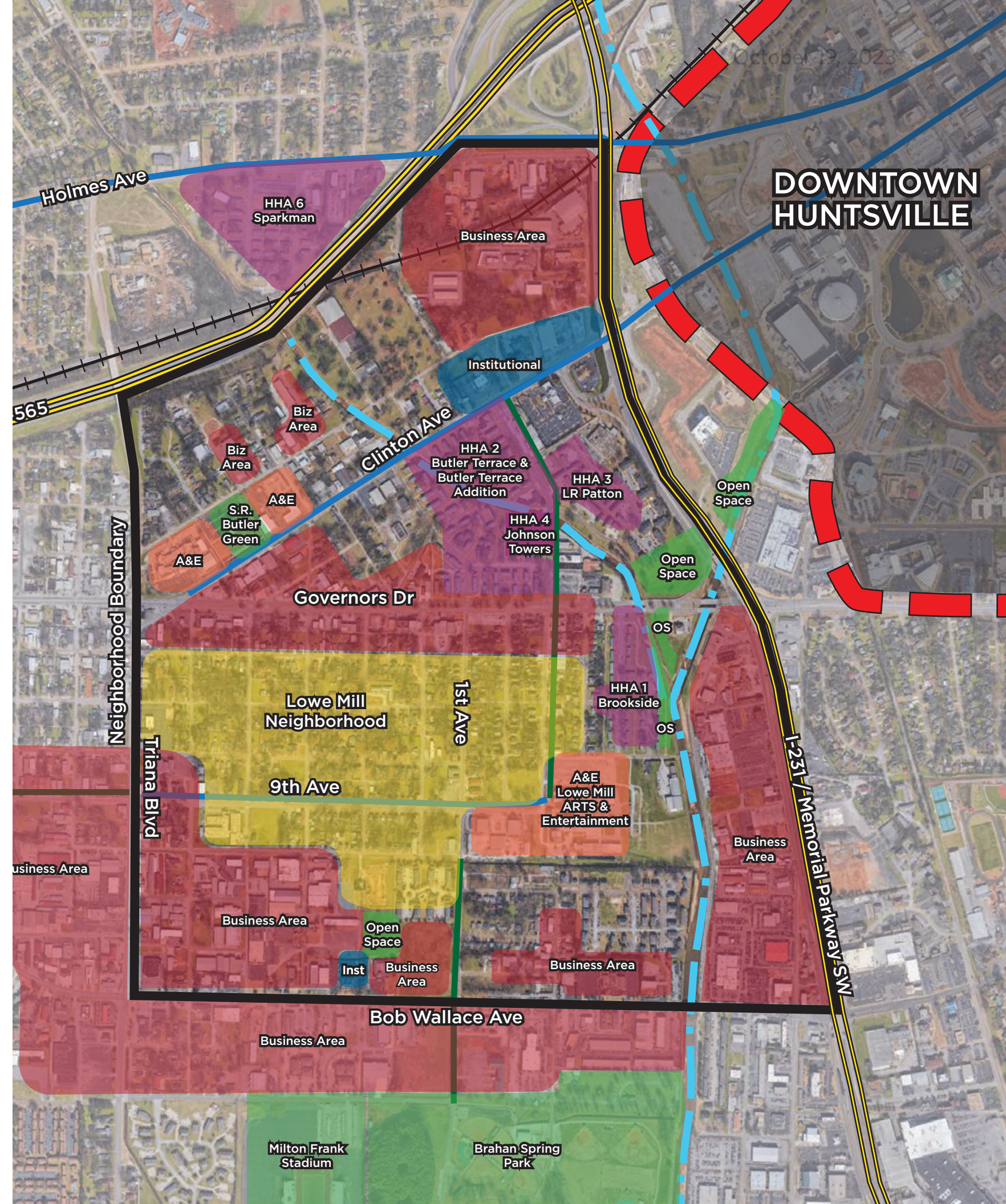
Co-working
spaces &
entrepreneurship
opportunities

NEIGHBORHOOD



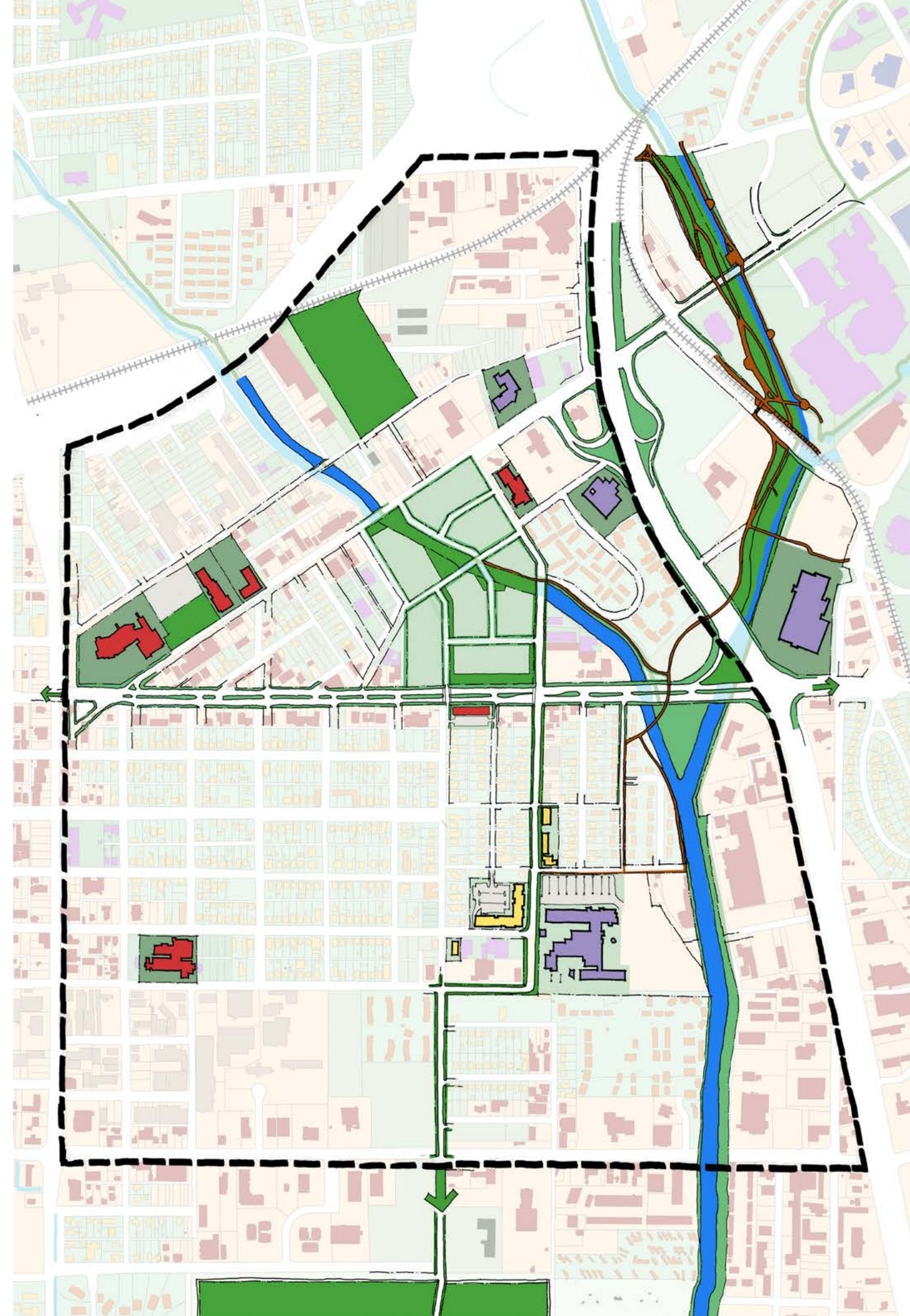
NEIGHBORHOOD BOUNDARY

- I-565
- Memorial Parkway
- Bob Wallace Avenue
- Triana Boulevard



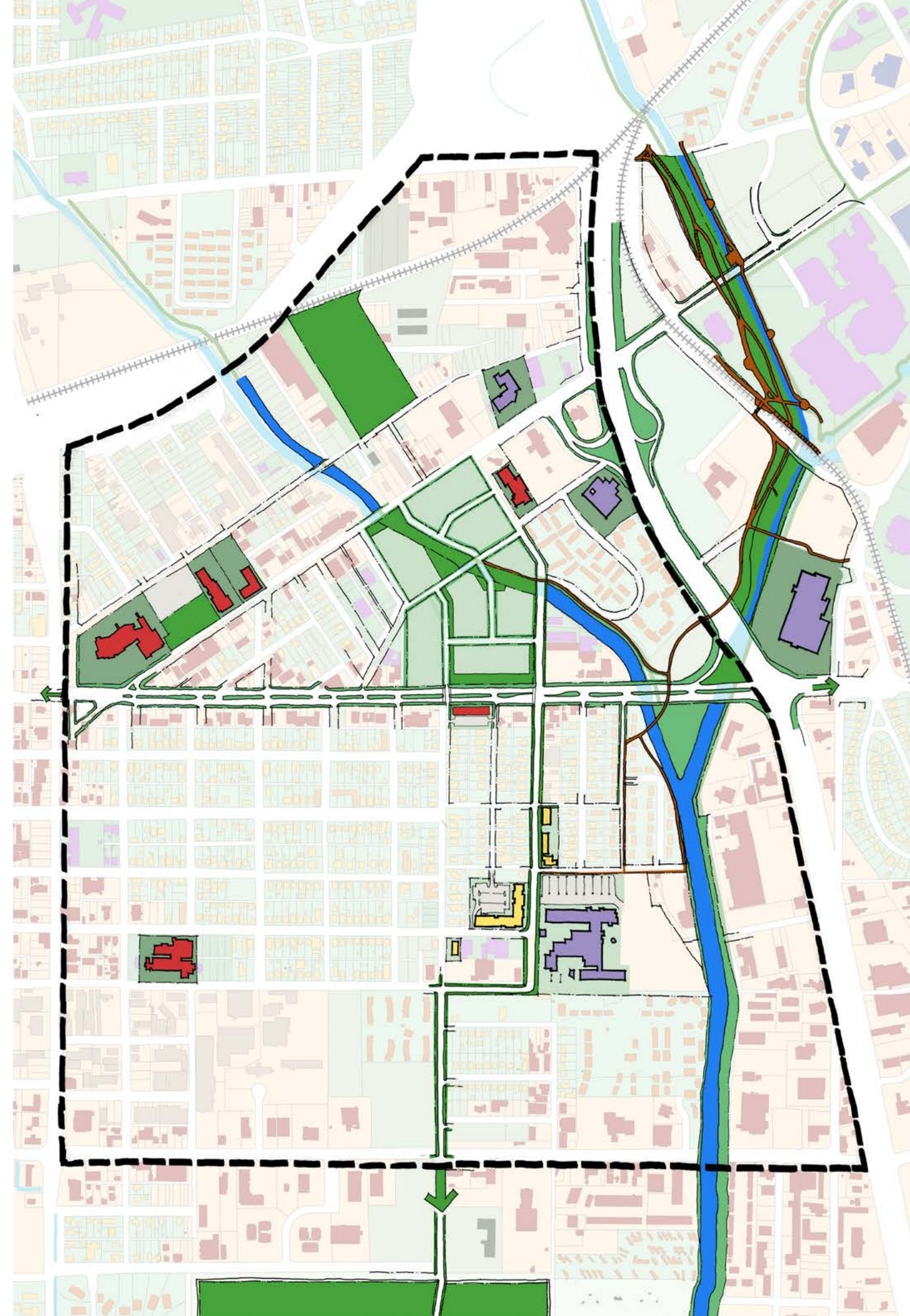
WHAT'S HAPPENING IN THE NEIGHBORHOOD?

- City improvements to Governors Drive
 - Medians
 - New crosswalks
 - New streetlights and trees
- \$30 Million Pinhook Creek restoration and pedestrian bridge over Memorial Parkway (the Skybridge)
- Hatch Workforce Development Center
- The Gallery housing across from Lowe Mill Arts & Entertainment
- Mixed-use retail and office development at Governors and Boardman



NEW POTENTIAL NEIGHBORHOOD PROJECTS

- Sidewalk, bike lane, and multi-use path on Seminole, 1st, 9th, and 10th
- Expanded Early Childhood Education opportunities
- Commercial facade renovation grants for businesses along Governors and Clinton
- Burying Mill Creek in a pipe through the Housing site to create Mill Creek Park



October 19, 2023

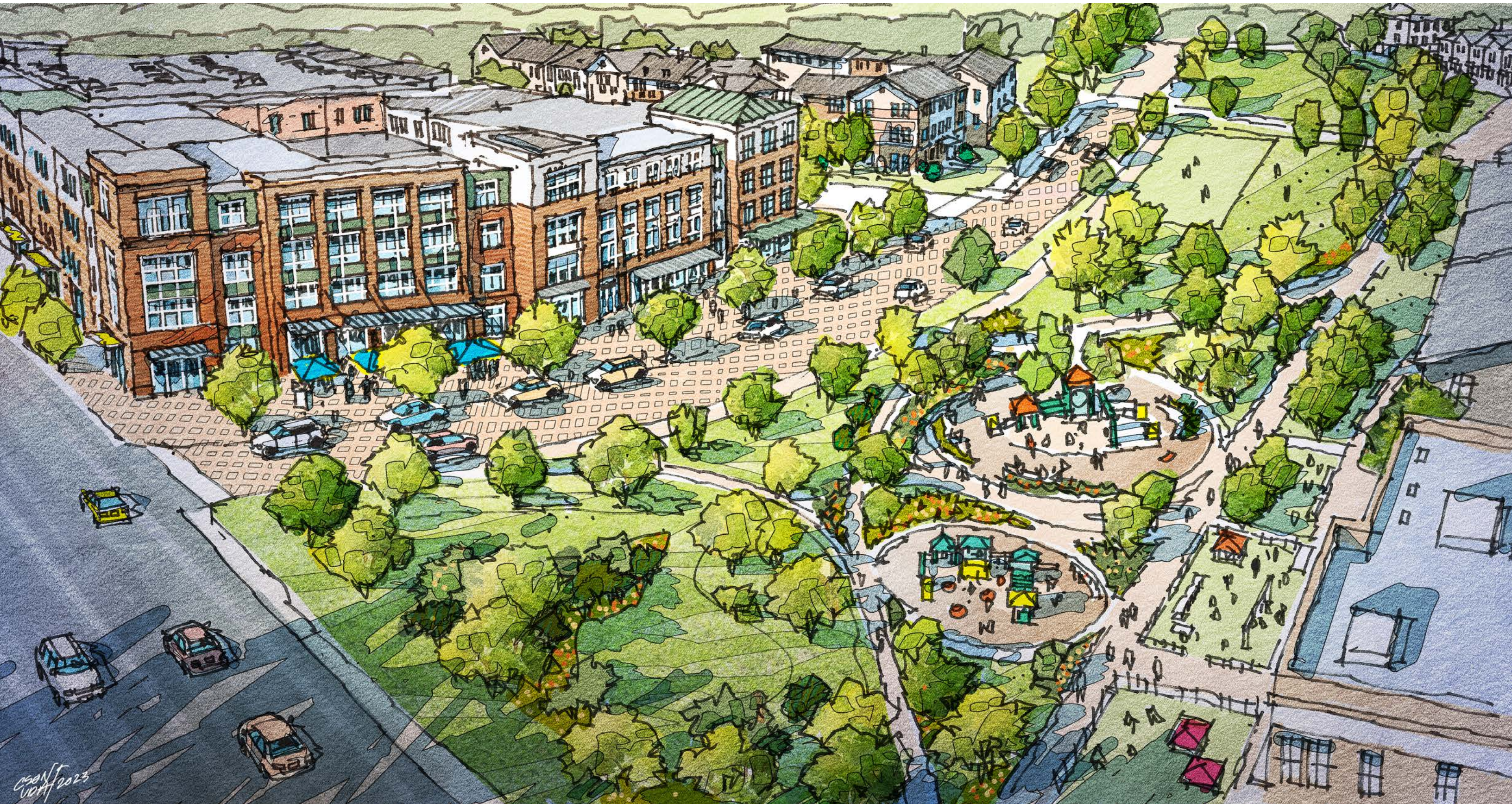
MILL CREEK TODAY (PINHOOK CREEK BROGLAN BRANCH)



MILL CREEK PARK TOMORROW



MILL CREEK PARK FROM CLINTON AVENUE



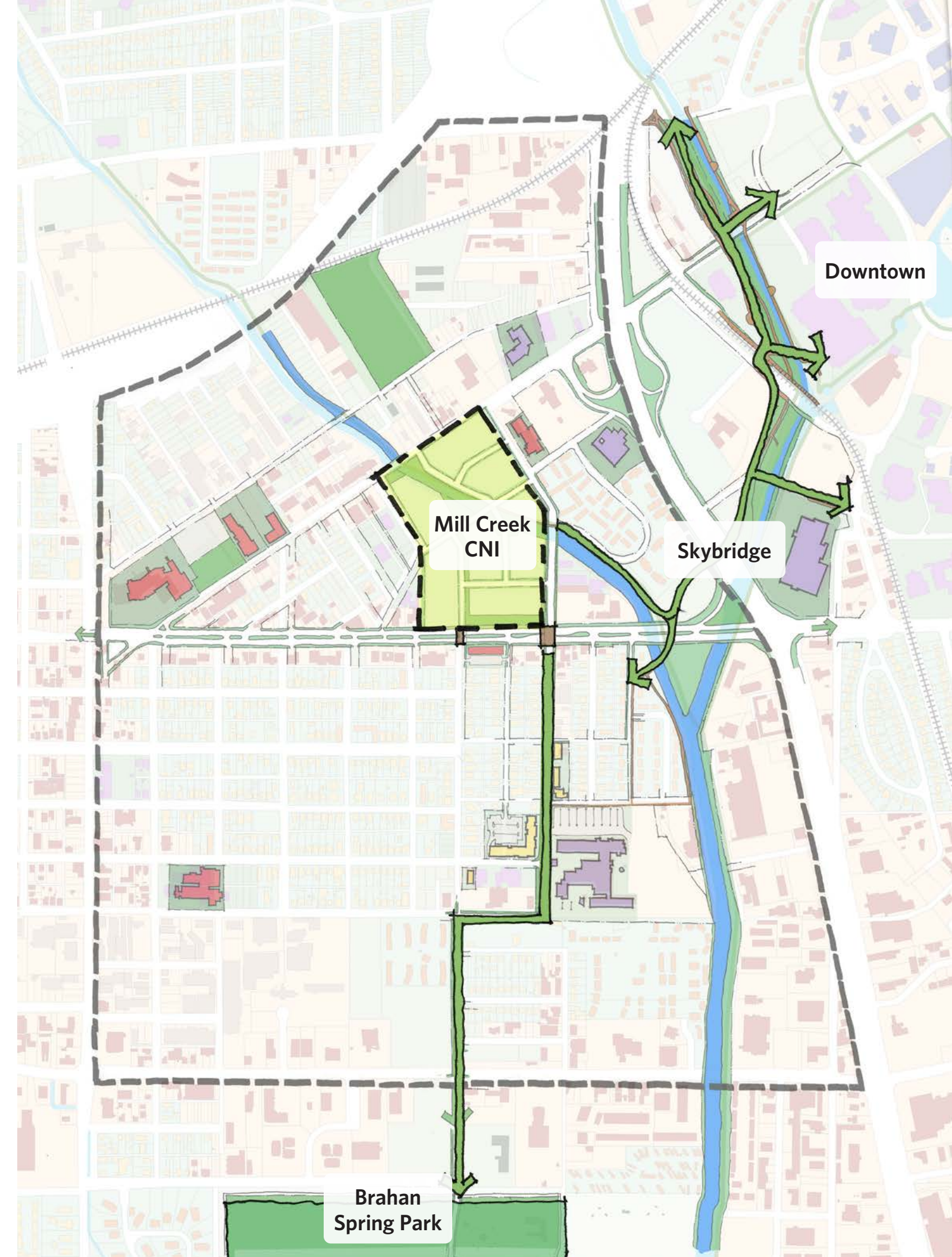
CONNECTING RESIDENTS THROUGH NEW TRAILS

- Mill Creek Park with new trail systems, recreation, and gathering spaces
- Trails that connect to the Boys & Girls Club and early childhood learning opportunities



CONNECTING RESIDENTS THROUGH NEW TRAILS

- Connection across the Skybridge to Downtown
- Connection to Brahan Spring Park



HOUSING



TARGET HOUSING



**Butler Terrace &
Butler Terrace Addition**
(previously demolished)



Johnson Towers

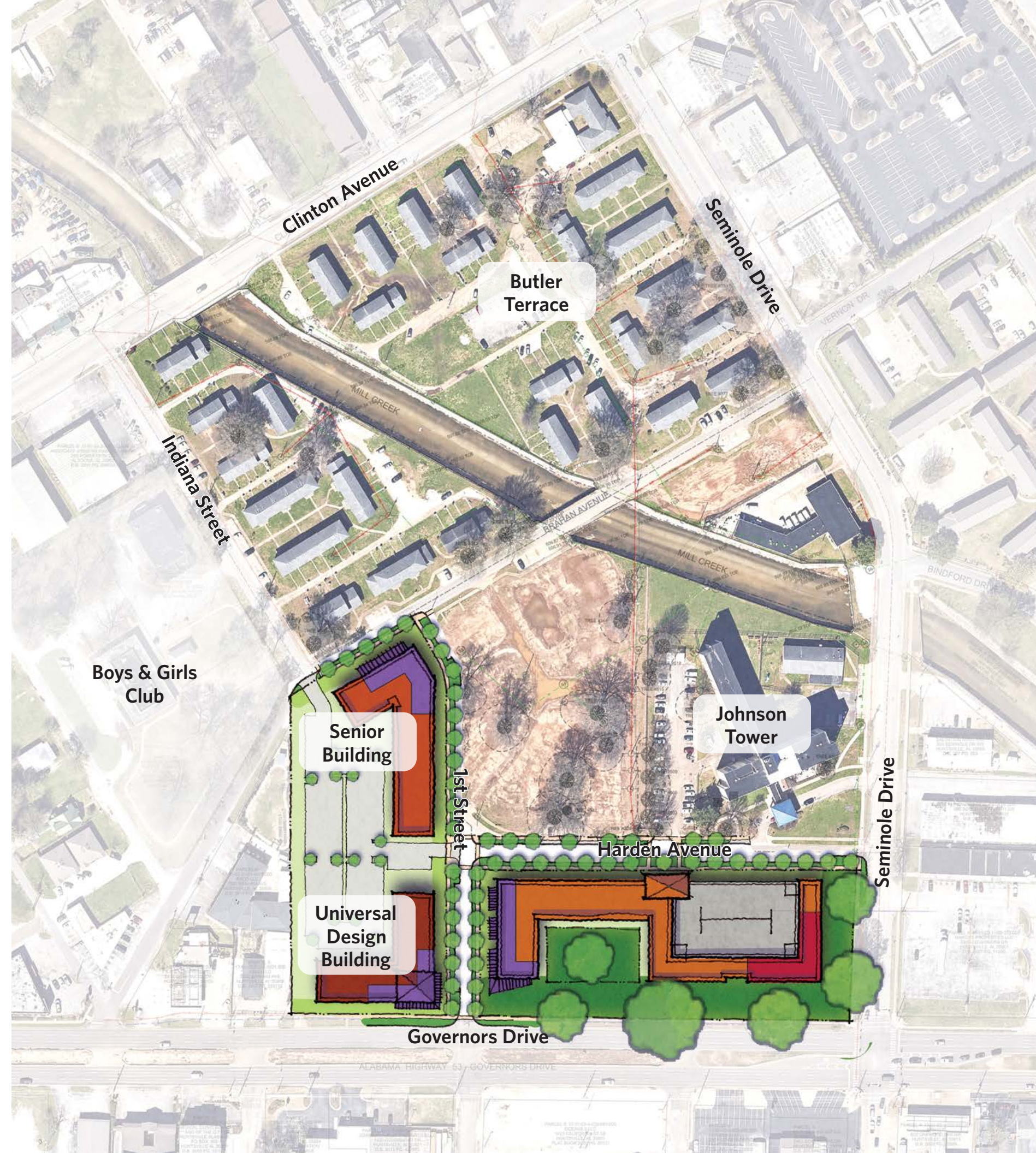
HOUSING PLAN

- 750 Mixed-Income Rental Units
 - 1:1 replacement for the HHA target housing sites
 - New affordable housing
 - New market rate housing



EARLY PHASES

- Ability to build housing for all groups of people before demolishing Johnson Towers or Butler Terrace:
 1. Senior housing building
 2. Universal design building
 3. Family housing
- Approximately 300 units before demolition



IN-UNIT AMENITIES



INDOOR SHARED AMENITIES

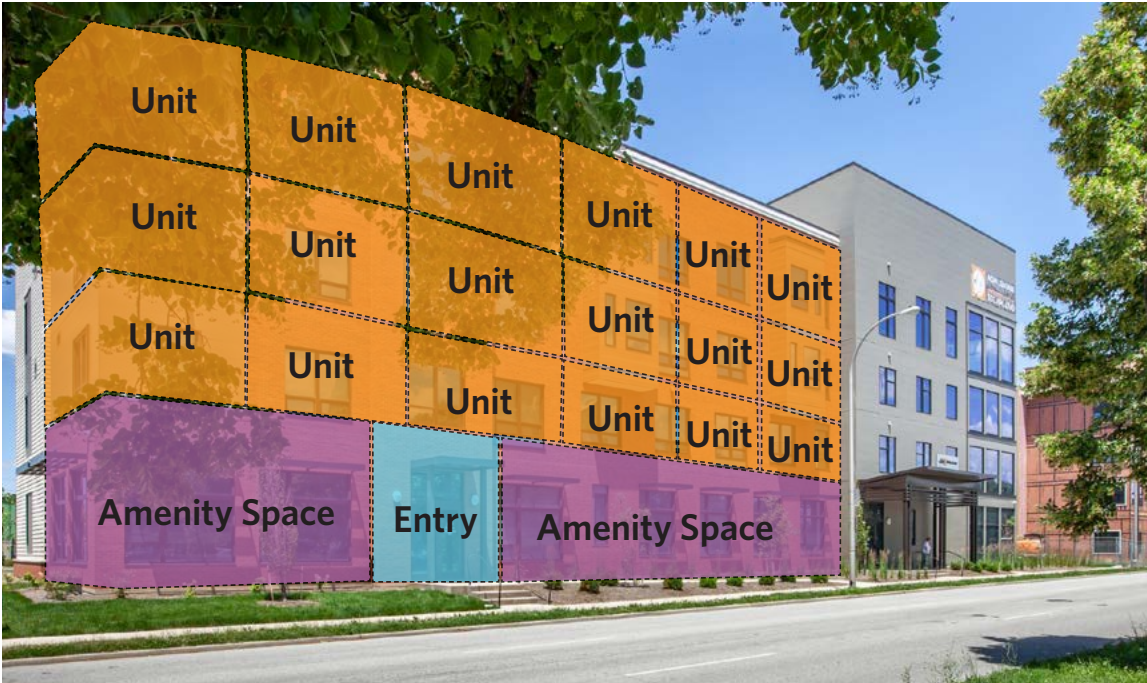


SHARED AMENITIES

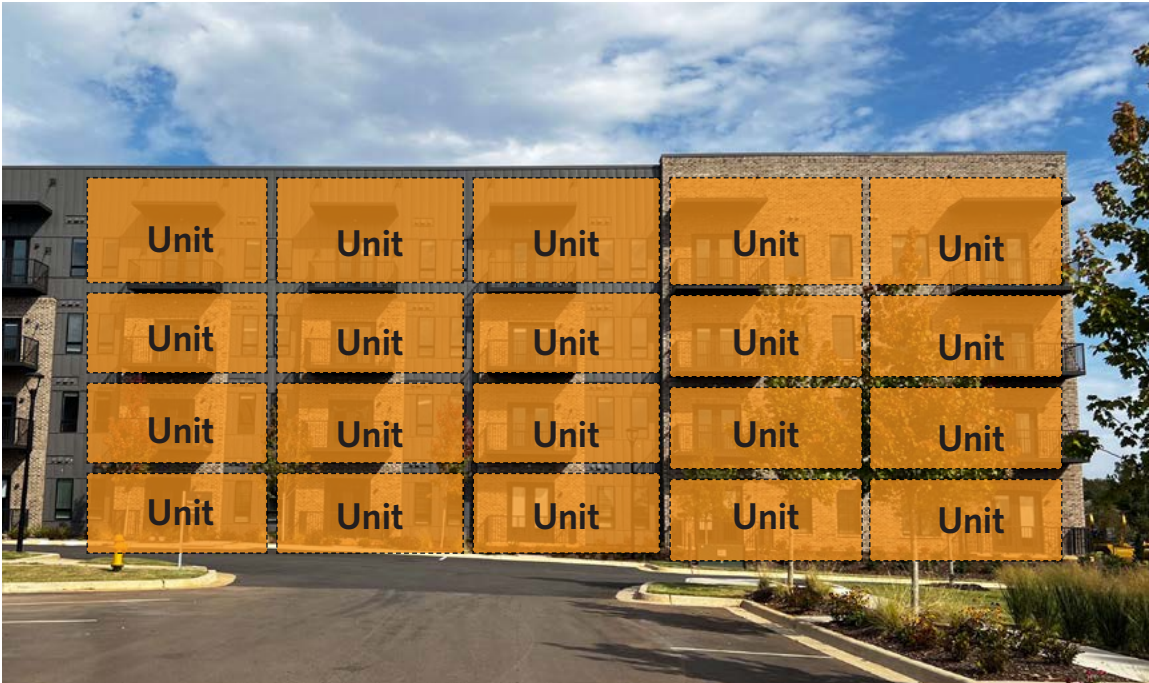


MIXED-INCOME BUILDING TYPES

Senior Building



Elevator Building

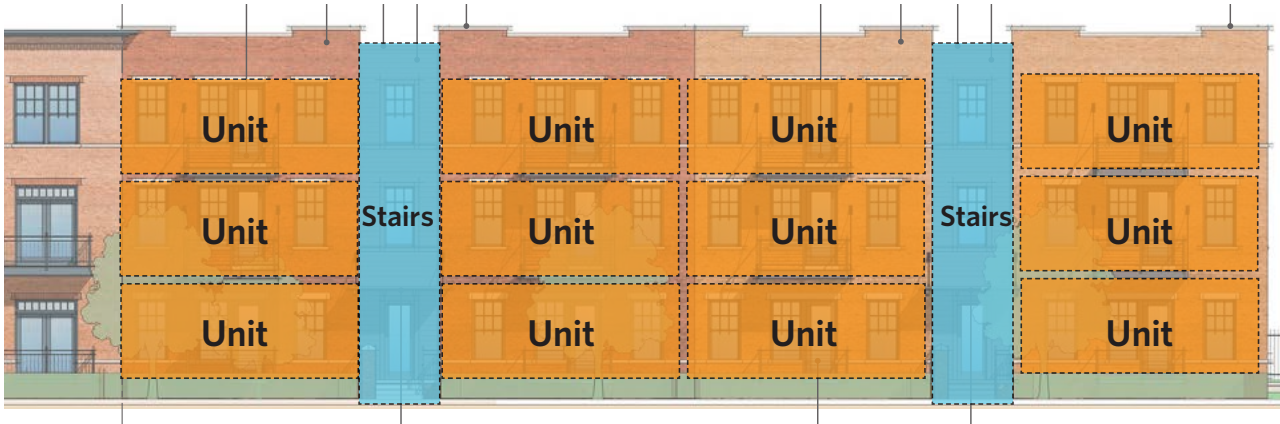


MIXED-INCOME BUILDING TYPES

Mixed-Use Building



Medium Walk-Up

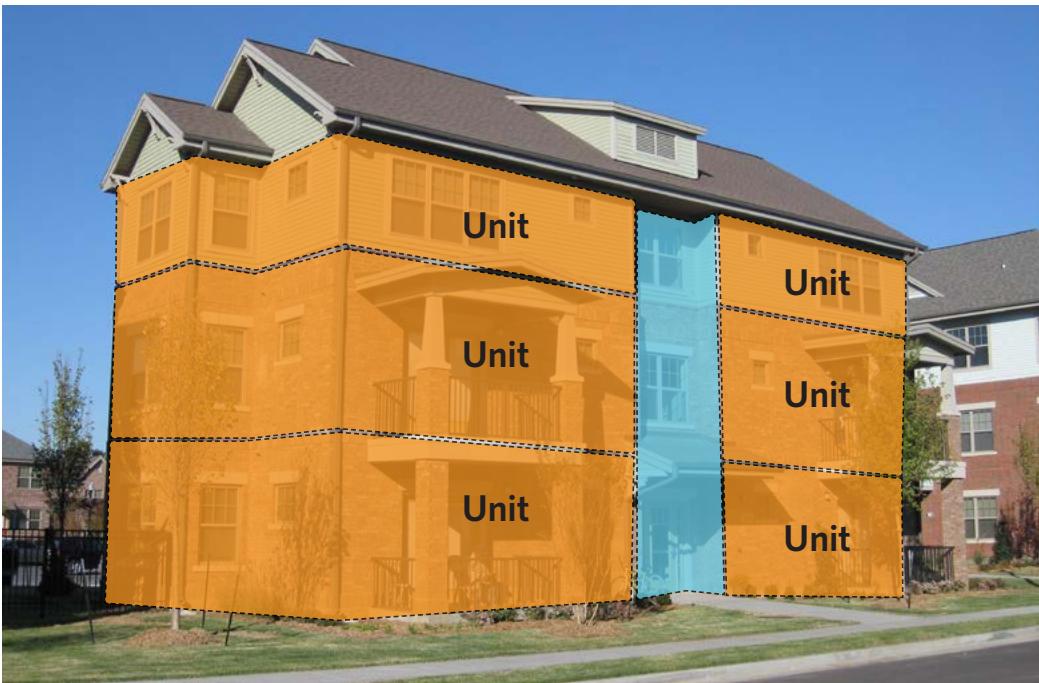


MIXED-INCOME BUILDING TYPES

Townhouse

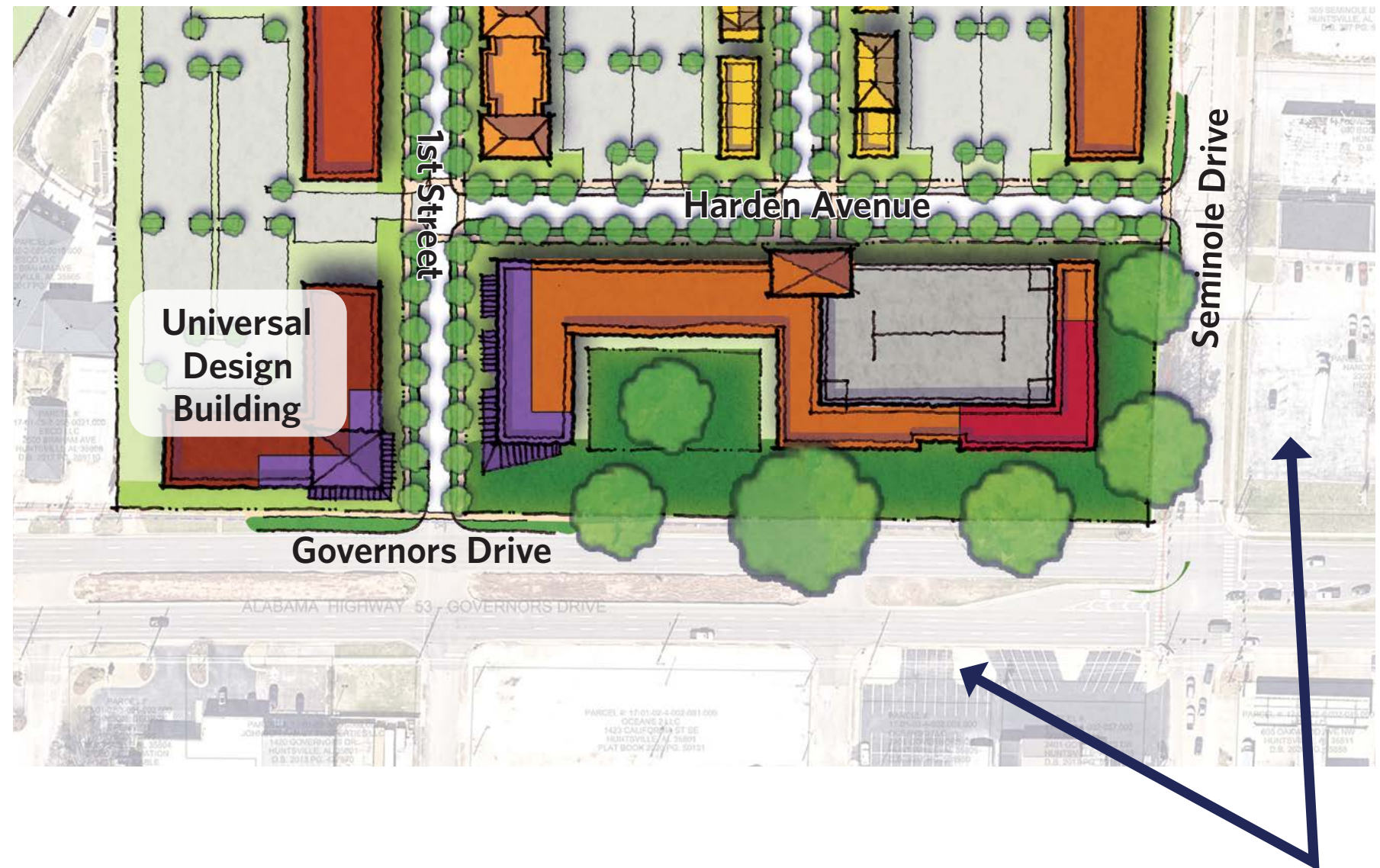


Small Walk-Up



GATEWAY AT SEMINOLE & GOVERNORS

- 4-story buildings along Governors Drive
- Preserve the large oak trees along Governors and Seminole Drive

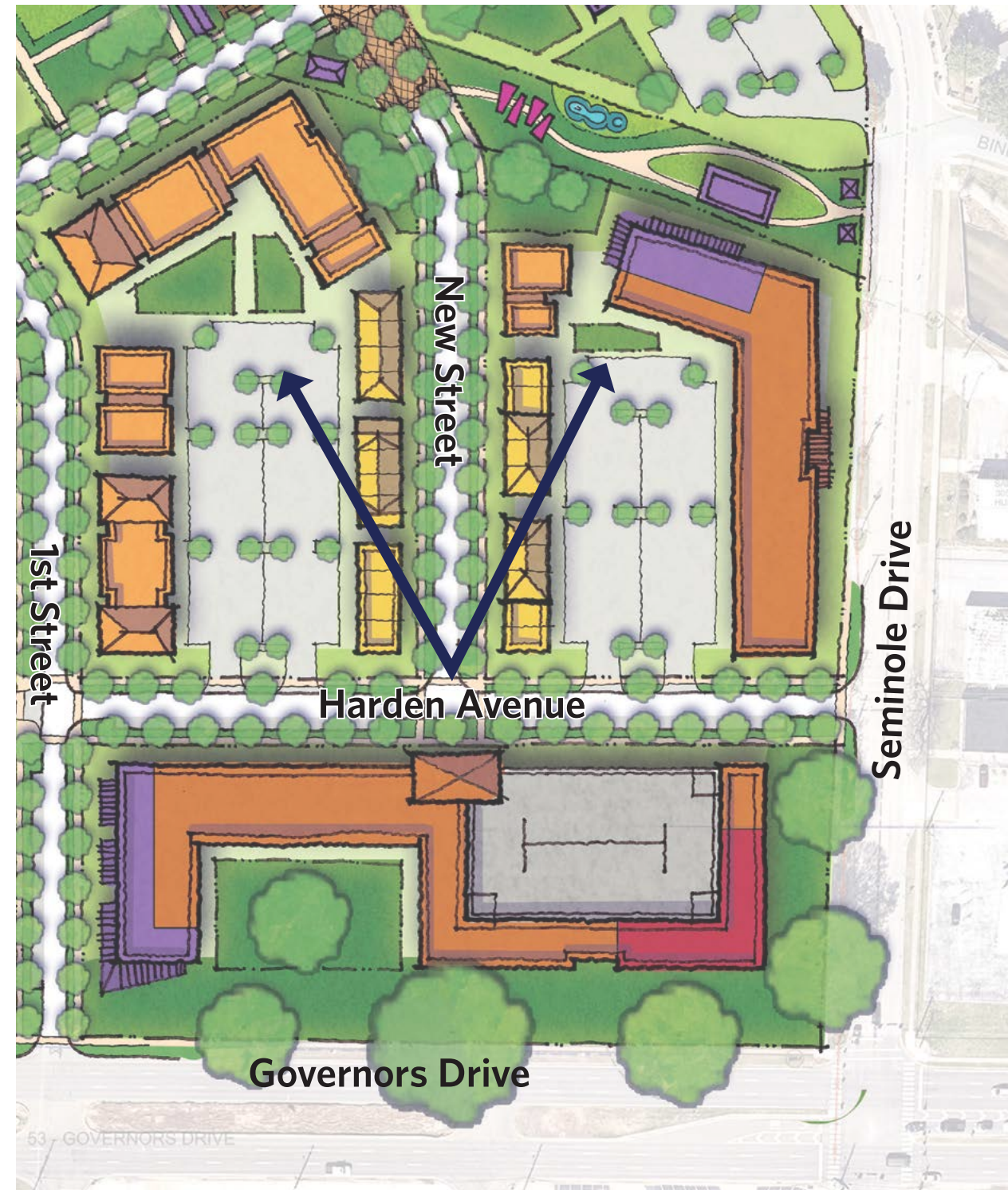


GATEWAY AT SEMINOLE & GOVERNORS



TYPICAL RESIDENTIAL STREET

- 2-story townhouses for larger families
- Small scale residential streets with trees, streetlights, and on-street parking

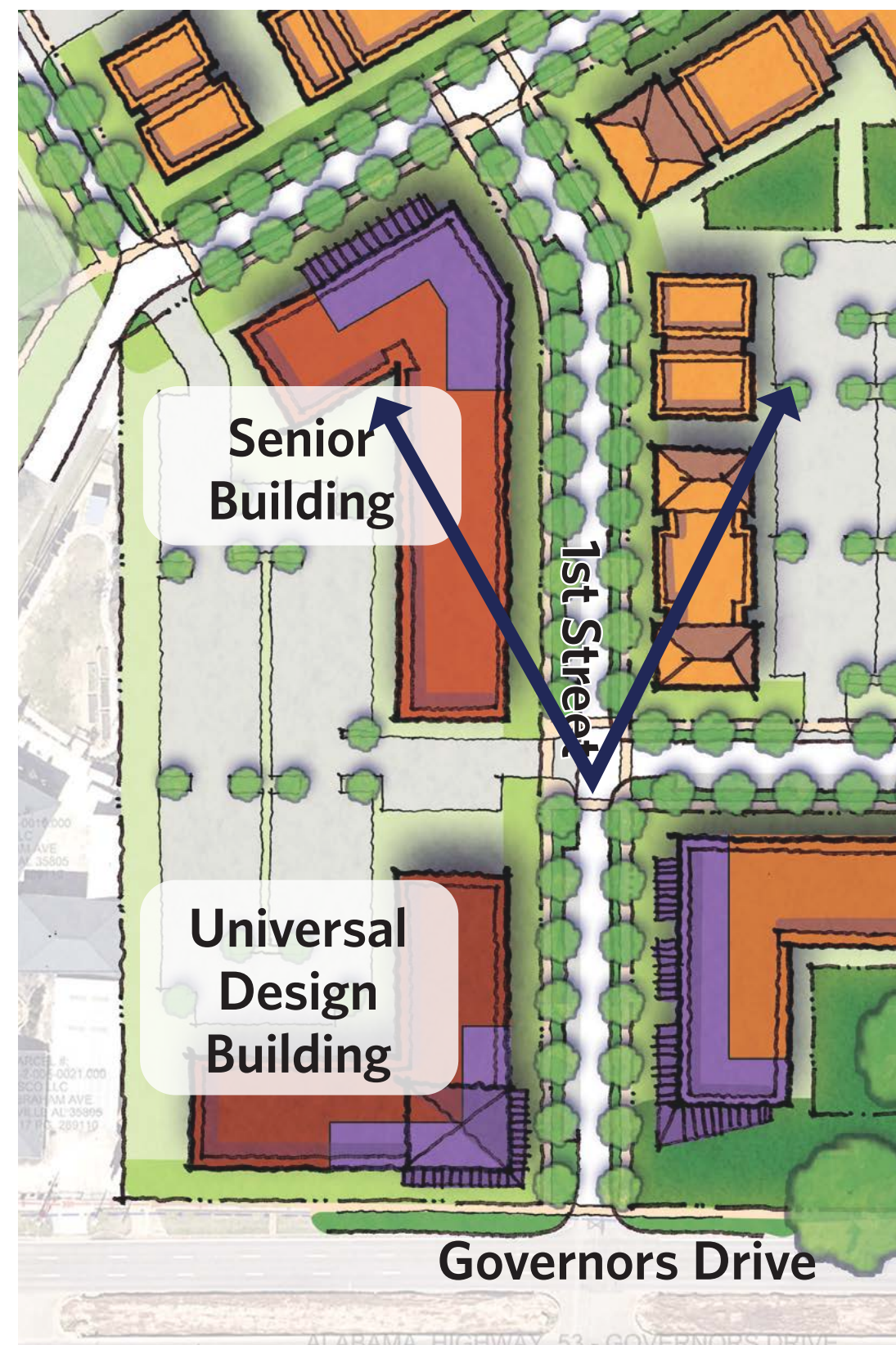


TYPICAL RESIDENTIAL STREET



SENIOR HOUSING — 1ST STREET

- 4-story Senior Housing and Universal Design building along 1st Street
- Potential bus stop relocation



SENIOR HOUSING — 1ST STREET



SMALL POCKET PARK



PEOPLE



PILLARS



Education



Health



Economic Mobility



Housing Stability



Resident Engagement

EDUCATION PARTNERSHIP

- **Huntsville City Schools as the principal education partner**
- **Metrics:**
 - Kindergarten Readiness
 - Proficiency in Core academic Subjects
 - Chronic Absenteeism
 - High School Graduation
 - College & Career Readiness



POTENTIAL PARTNERS

- Alabama A&M University
- Alabama Public Health Department
- Arts Huntsville
- Bank Independent
- Boys & Girls Clubs of North Alabama
- Calhoun Community College
- Catalyst Center
- Catholic Center of Concern
- Christian Womens' Job Corps of Madison County, Alabama, Inc.
- City of Huntsville
- CNI Solutions
- Crisis Services of North Alabama
- Downtown Huntsville, Inc.
- Drake State
- Family Services Center
- Food Bank
- Google Fiber
- Heals, Inc.
- Help Me Grow Alabama
- Huntsville Association of Realtors

- Huntsville City Schools
- Huntsville Committee of 100
- Huntsville Hospital
- Huntsville Housing Authority
- Huntsville Madison County Builders Association
- Huntsville Madison County Chamber of Commerce
- Huntsville Madison County Public Library
- Huntsville Police Department
- Huntsville Utilities
- Intentional Faith
- Labor Finders
- Liberty's Learning Foundation
- Lowe Mill Arts & Entertainment
- Mayfair Church of Christ
- NACEEE
- Neighborhood Concepts, Inc.
- North Alabama African American Chamber of Commerce

- North Alabama Center for Educational Excellence
- Oakwood University
- Rakeem Fuller
- Redstone Federal
- Second Mile Child Development
- Southstate Bank
- Synova Bank
- TARCOG
- The Salvation Army
- Thrive Alabama
- Truist Bank
- United Way of Madison County
- University of Alabama in Huntsville
- Valley Arts
- Village of Promise
- Wellstone
- YMCA Cooperative Extension of Alabama

RELOCATION

- Residents are protected through the Uniform Relocation Act, which requires at minimum that we:
 - Provide a relocation advisor to each tenant
 - Provide a minimum of 90-days notice to vacate
 - Reimburse residents for qualifying moving expenses (such as moving personal property)
 - Provide payments for additional costs to rent comparable replacement housing



ECONOMIC OPPORTUNITIES

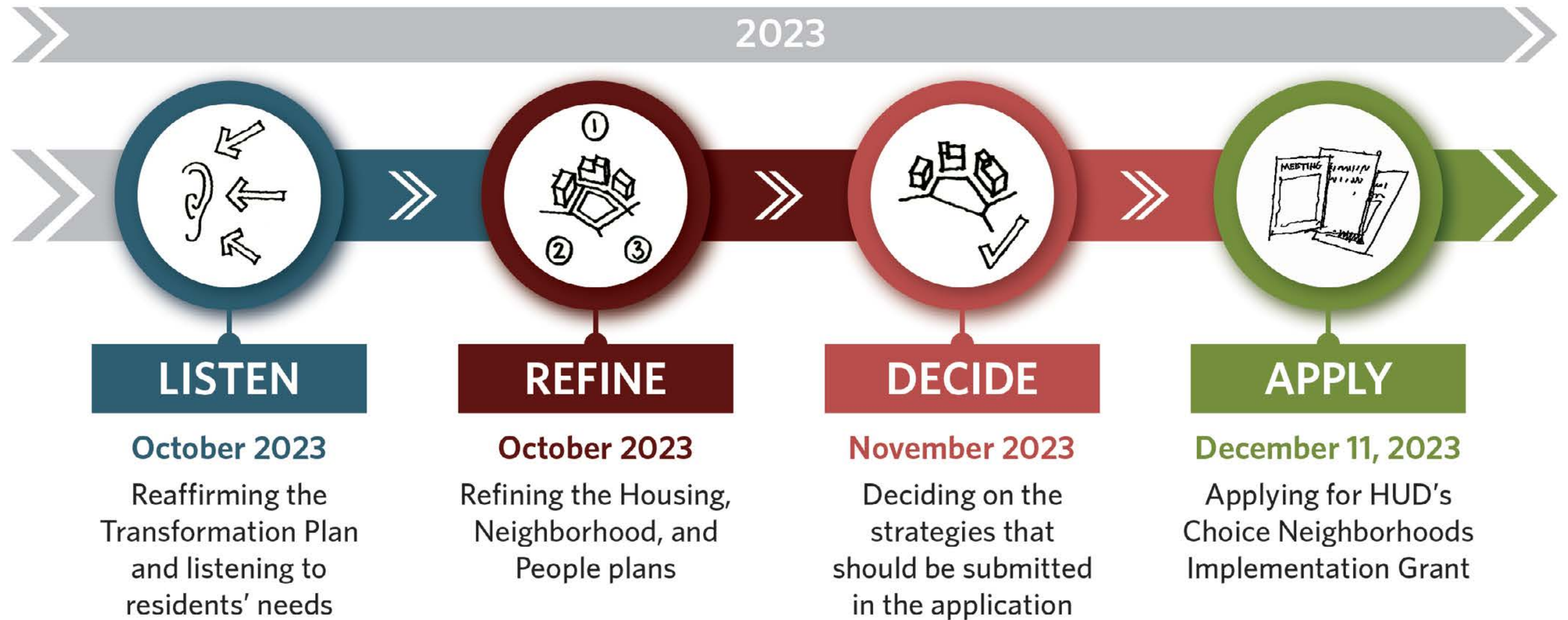
- **Section 3 ensures employment and other economic opportunities are available to residents.**
 - All construction will incorporate Section 3 training, employment, contracting, and other economic opportunities for residents
 - Residents will be provided with contact information, eligibility guidelines, and minimal skill requirements for program & employment opportunities at a later date



WHAT HAPPENS NEXT?



CNI SCHEDULE



WHEN WILL DEVELOPMENT START HAPPENING?

- The earliest residents would start moving in is around 3 years
- The whole development would need to complete in about 10 years from now



WE WANT TO HEAR FROM YOU!

- Engage with the team to provide feedback on the ideas you heard tonight
- Draft partner leverage letter by October 31st (Urban Strategies will be supporting)
- Resident, Community, and Partner meetings the week of November 6th





Creating a sense of place through collaboration, context, and community.